

Description			
County Planning Board June 10, 2008			
Date		Location	
06/10/2008		County Planning Board	
Time	Speaker	Note	
6:06:24 PM	President Kerry White	Called to order. Members present: Kerry White, C.B. Dormire, Gail Richardson, Mike McKenna, Deb Robinson, Byron Anderson, Marianne Amsden and LeRoy Logterman. Members absent: Matt Flikkema, Don Seifert and Pat Davis. Staff present: Planning Director Greg Sullivan, Open Lands Coordinator Mike Harris, Planners Randy Johnson, AICP; Tom Rogers, Ada Montague and Recording Secretary Judy Noreen.	
6:06:31 PM	President Kerry White	Public Comment - none.	
6:06:40 PM	President Kerry White	Approval of May 13, 2008 meeting minutes.	
6:06:52 PM	Deb Robinson	I would like to see that we reflect members excused not absent.	
6:07:20 PM	C.B. Dormire	An explanation that this was discussed before and it is was decided at that time we would refer to members absent when they are not at a meeting.	
6:08:08 PM	President Kerry White	Minutes stand as written. We will keep members as absent.	
6:08:45 PM		Planning Department Update.	
6:08:52 PM	Planning Director Greg Sullivan	Planning Department update. The County Commission approved the amendments to the subdivision regulations for the water conveyance, today. The transportation amendments: the County Attorney's office is just finishing their review and scheduled for Planning Board on July 8th. We are going to meet with Belgrade Planners soon regarding Senate Bill 201 that authorize the county to have more cooperate planning efforts. The Complete Street workshop is Thursday. Deb is going and so is Marianne. He invited the Planning Board to a meeting tomorrow that the County Commission has initiated called the Cost Reduction and Energy Saving Committee. They are to meeting with the Commission tomorrow at 4:00 pm. Next week we have our Process Lunch on	

		Wednesday. Chris will present the Transportation Amendments to them during the luncheon. Gateway Plan was unveiled to the public. I have copies of the spreadsheet Bryon dropped off earlier today from the Budget Committee.
6:18:57 PM	President Kerry White	Continue the Public Hearing and Recommendation on a Request for Preliminary Plat Approval of the Rocky Mountain Condominiums Major Subdivision .
6:19:27 PM	Planner Tom Rogers	It will be put on the regular agenda.
6:19:58 PM	President Kerry White	Consent Agenda: Public Hearing and Recommendation on a Request for Preliminary Plat Approval for the Shellenberger Subsequent Minor Subdivision.
6:20:16 PM	C.B. Dormire	I would like to pull this from the consent agenda.
6:20:29 PM	President Kerry White	Regular Agenda: Shellenberger Minor Subdivision
6:20:36 PM	Planner Ada Montague	Staff report. She handed out an additional map.
6:28:59 PM		Board discussion with staff.
6:43:21 PM		Applicant Presentation.
6:43:25 PM	Mike Lapp, Gaston Engineering	Applicant Presentation.
6:54:20 PM		Board discussion with applicant representative and staff.
7:00:49 PM	President Kerry White	Public Testimony - none
7:01:05 PM		Applicant Rebuttal.
7:01:17 PM	Mike S. Lapp, Gaston Engineering	Applicant Rebuttal.
7:02:11 PM		Board discussion with staff.
7:04:01 PM	Byron Anderson	Supports both the variance and the minor subdivison.

7:04:31 PM	C.B. Dormire	He would like staff to point out to the County Commission that this is a remainder parcel.
7:06:55 PM	Deb Robinson	She talked about the Road Office's recommendation. Talked about putting a formula in place to pave the roads so one homeowner does have to pay to pave the whole road.
7:08:47 PM	Marianne Amsden	In favor of the subdivision and I support the variance.
7:10:29 PM	Gail Richardson	Problem with the Growth Policy in this area. Don't know if I can support the subdivision or the variance.
7:13:07 PM	C.B. Dormire	I will make a motion that the Board approve to recommend to the Commission that the Commission approve the requested variance for the following reasons: that the Board feels that the weight of the record indicates that the granting of the variance will not be detrimental to the public health, safety, or general welfare, or be injurious to other adjoining properties; that due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship to the owner. And in making that finding, the Board is aware that undue hardship does not include personal or financial hardship or any hardship that is self imposed. The variance will not cause a substantial increase in public costs; and the variance will not place the subdivision in non-conformance with any adopted zoning regulations.
7:14:58 PM	Mike McKenna	Second.
7:15:07 PM	C.B. Dormire	I can't vote for the variance.
7:16:58 PM	Gail Richardson	I agree with C.B. on this issue.
7:17:54 PM	Mike McKenna	I will support the variance.
7:18:26 PM	Bryon Anderson	I will support the variance.
7:19:27 PM	LeRoy Logterman	I will vote in favor of the motion.
7:20:17 PM	Planning Director Greg Sullivan	He explained condition 21 on page 14. Also talked about the new transportation amendments will change the ADTs from 100 to 300 ADTs.
7:22:56 PM	Mike	I am supporting the variance because of the public health and safety

	McKenna	issue.
7:23:20 PM	President Kerry White	I will support the variance.
7:24:51 PM		Vote: 5-3 Opposed Deb Robinson, Gail Richardson and C.B. Dormire.
7:26:18 PM	C.B. Dormire	He asked if the history of the subdivision will go to the Commission. Planner Montague agreed.
7:27:30 PM	Deb Robinson	I would like to make a motion. Finding that the Shellenberger Minor Subdivision is located on marginally productive agricultural land and the site has residential development adjacent, I think we should approve the application.
7:27:55 PM	Bryon Anderson	Second.
7:28:10 PM	President Kerry White	I would like to add to that motion, that it does meet the requirements 76-3-608 of the Montana Subdivision and Platting Act and the application complies with the provisions of the Gallatin County Subdivision Regulations and with that Deb I think you are referring to that this application complies with the goals and policies of the Gallatin County Growth Policy and that the subdivision is located on agricultural ground that is relatively non-productive, so to speak, marginally was your words.
7:30:11 PM	Gail Richardson	I will vote for this.
7:30:44 PM	LeRoy Logterman	Talked about the Irwin Ditch. I will vote in support of this.
7:31:30 PM		Board discussion with staff.
7:32:54 PM		Vote: 7-1 C.B. Dormire opposed.
7:33:39 PM	President Kerry White	Budget Report.
7:33:57 PM	Byron Anderson	The Budget Committee wanted to appear to be fiscally responsible and reduced our budget from the baseline.
7:36:01 PM		Board discussion.
7:37:30 PM	C.B. Dormire	Suggestion to do another study building on the one by Great West Engineering which likely would cost at least \$40,000. Waste Water Committee would like to suggest \$8,000 - 10,000 for additional reviews of which the Local Water Quality District will assist. He also suggested using a university graduate student for an additional

		\$2,000-\$4,000. It is projected that this would be completed within the next budget year and thus the subcommittee requests a budget of \$52,000.
7:45:35 PM		Board discussion with Greg Sullivan.
8:09:56 PM	Mike McKenna	I recommend we approve this budget at \$181,000.
8:11:03 PM		Board Discussion with Greg Sullivan.
8:19:57 PM	Mike McKenna	I would like to make a motion that we adopt the proposed Budget of \$181,000 as it stands, in addition to the motion, I would request that Greg Sullivan, the County Planning Director, inform the County Commissioners that there is an additional \$13,658 variance between the baseline and our budget, and that furthermore that when we put this budget together, the Professional Services amount of \$15,000 was not aware of the Waste Water Committee's need for \$52,000 and would ask the Commissioners to do everything they possibly can to make sure that that Waste Water Committee gets the money that they need to do their job this year, which is \$23,342 over and above the \$194,658. I have two things going on here, I have a motion for the Budget to be approved and a request to Greg. (and to adopt this resolution with the attached Budget).
8:21:36 PM	Gail Richardson	Second.
8:22:22 PM		Vote: unanimous.
8:23:09 PM		C.B. Dormire left the meeting.
8:24:06 PM	President Kerry White	Public Hearing and Decision on a Recommendation to the County Commission to Amend Section 5.D.5. of the Gallatin County Subdivision Regulations Regarding Required Information in the Title Block of Subdivison Plats
8:26:46 PM	President Kerry White	My change would be that after proposed name in the Title Block: and PUD (Planned Unit Development) indication if applicable, quarter section, township, range, principle meridian and county of subdivision.
8:28:21 PM	Planner Randy Johnson	No problem in doing that. He spoke with Eric Semerad, Chief Deputy Clerk & Recorder, and he found no problem to add this. He would like to run it through to the surveyors first just to let them know what we are thinking. He would like to wait until the comprehensive amendments and in the interim, make it a condition of final plat approval.
8:39:44 PM	Gail Richardson	I will make a motion. I would like to move that the Planning Board recommend to the County Commission to amend Section 5.D.5. of the Gallatin County Subdivision Regulations regarding required

		information in the Title Block of subdivision plats. The wording would be name and location: a Title Block indicating the proposed name and PUD indication if applicable. So the PUD indication if applicable would go after proposed name and before quarter section.
8:40:36 PM	Deb Robinson	Second.
8:40:44 PM		Vote: unanimous.
8:41:22 PM	President Kerry White	Decision on a Resolution Establishing the "Gallatin Valley Project Interconnect" in Conjunction with the Board of Park Commissioners for Parks and Trails Planning.
8:42:10 PM	Marianne Amsden	I would like to have Mike Harris give a presentation.
8:42:26 PM	Open Lands Coordinator Mike Harris	Presentation.
8:55:48 PM		Board discussion with Mike Harris.
9:03:25 PM	Planning Director Greg Sullivan	Explained what the Planning Department does.
9:04:36 PM		Further Board discussion with Mike Harris.
9:09:57 PM	Marianne Amsden	Added further history on this project. I hope you support it.
9:13:43 PM	Ada Montague	Gave further information.
9:19:54 PM	Deb Robinson	I would like to make a motion. I would like to adopt or approve the Gallatin Valley Project Interconnect as in conjunction with the Board of Park Commissioners for Parks and Trails. Anyway I would like to move we adopt or approve this resolution as it was introduced to us tonight and it is called the Gallatin Valley Project Interconnect.
9:21:17 PM	Gail Richardson	Second.
9:21:23 PM		Vote: unanimous.
9:21:57 PM	President Kerry White	Public Hearing and Decision on Allocating Monies to the Gallatin County GIS Department to Assist in Inventory Existing Gallatin County Trails.
9:22:07 PM	President Kerry White	We are trying to create an inventory out there. You can take a GPS out and map all the trails. Then take that information back to the GIS Department. It will take someone to go out there and ride these,

		either in a golf cart, bicycle, or whatever, with just a GPS and map these, and then we can download them into GIS. I am suggesting to allocate \$2,000 from the Planning Board, Mike with the Open Lands has agreed to match that. The GIS Department has the GPS we can use and they are holding a training session on the GPS on Monday, June 23, at 1:00 p.m. in the Courthouse parking lot.
9:25:50 PM		Board discussion with Mike Harris.
9:31:13 PM	Planning Director Greg Sullivan	You have sufficient funds in FY08. He explained how the Planning Department will transfer the funds to the GIS.
9:37:50 PM	Gail Richardson	I would like to move that the Gallatin County Planning Board allocate \$2,000 to the Gallatin County GIS Department to assist in inventory of existing Gallatin County Trails to be matched by the Open Lands Department to be allocated from our FY08 budget in 350 Professional Services.
9:38:26 PM	Deb Robinson	Second.
9:39:12 PM		Vote: unanimous.
9:39:51 PM	President Kerry White	Greg just created this memorandum for the Budget to give the Commission. I would like everyone on the Board to take a minute and look that over and make sure it reflects the discussion the Board had. Greg will go to the Commission with the memo, the resolution and the attached spreadsheet.
9:45:07 PM	President Kerry White	Adjourn
9:45:12 PM		There was a problem shutting down the FTR system, but no business was conducted after the adjournment.